

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 28, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of July 14, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

1. [General Plan 2020](#) (Holler, Rowan, Citrano)

The focus of this hearing is to review proposed General Plan revisions to the Circulation Element (CE) and receive direction from the Planning Commission on the CE road network needed to support future land use development within unincorporated areas of San Diego County. The Planning Commission will also consider minor revisions to the June 2005 Draft Land Use Map, proposed changes to the CE Framework, and a preferred level of service standard for CE roads.

2. 4S Ranch Development Agreement Amendment; Major Use Permit (P03-087W¹) and Public Benefit Agreement (DA 06-001), San Dieguito Community Plan Area (Muto)

The proposed project is a modification to the Major Use Permit for the 4S Commons Mixed Use Development and an Amendment to the Public Benefit Agreement associated with the 4S Ranch Specific Plan. The proposed modification and amendment would remove a condition from the Major Use Permit which requires the plot plan for the mixed use area of the Specific Plan to include two (vehicle) charging stations at the park and ride facility. Removal of this condition is proposed due to the limited production and use of electric vehicles by the general public. The proposed project is located at Rancho Bernardo Road at 4S Ranch Parkway North within the 4S Ranch Specific Plan.

3. County Counsel's Quarterly Report (Taylor, OCC)

County Counsel will report to the Commission concerning legal developments in planning and land use.

Administrative Items

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

Department Report

H. Scheduled Meetings.

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.